

# TO LET

FIRST FLOOR STUDIO/OFFICE SPACE, FLEXIBLE TERMS  
MEWS STYLE ACCOMODATION CLOSE TO WALTHAMSTOW CENTRAL  
STATION

UNIT 110, THE TRAMWORKS, HATHERLEY MEWS, WALTHAMSTOW, E17 4QP  
NET INTERNAL AREA 215 FT<sup>2</sup> (20 M<sup>2</sup>)

## THE TRAMWORKS



# THE TRAMWORKS

UNIT 110, HATHERLEY MEWS, WALTHAMSTOW, E17 4QP



Hatherley Mews is a vibrant community and creative commercial hub forming part of an attractive former tram works in Central Walthamstow. The building is within an enclosed cobbled courtyard in close proximity to the amenities of Walthamstow Market and new development The Scene at Cleveland Place, E17 which will include an Empire cinema and several entertainment venues and restaurants

The property is situated well for transport links and within walking distance of Walthamstow Central Station and Bus Terminus with connections to the West End (21 minutes) via the Victoria Line and Liverpool Street (17 minutes) via National Rail Services. The premises also benefits from good road links to the A12, M11 and A406 (North Circular Road).

## Description

A first floor office/studio space benefiting from good natural lighting with shared external kitchenette facilities and shared separate male and female WC.

## Amenities

- Flexible Terms
- 24/7 Access
- Open Plan Accommodation
- Shared facilities
- SoDo Pizza <http://sodopizza.co.uk/> on site

## Accommodation

<b>Studio 110</b>		
Total Internal Area	215	20

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

## Terms

New licences available on a term to be agreed. All agreements will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II..

## Rent

£650 PCM, rent are exclusive of VAT and Business Rates but inclusive of services and service charges,

## Business Rates:

London Borough of Waltham Forest  
Interested parties are advised to make their own enquiries with the local authority for confirmation.

## EPC Title:

E - 125

## Legal Costs:

Ingoing tenants are required to pay their own legal costs incurred.

## Viewing:

Strictly by appointment with sole agents  
Strettons  
Waltham House  
11 Kirkdale Road  
London,  
E11 1HP  
Tel: 020 8520 9911  
Fax: 020 8520 8022  
[www.strettons.co.uk](http://www.strettons.co.uk)

## Sean Crowhurst

[sean.crowhurst@strettons.co.uk](mailto:sean.crowhurst@strettons.co.uk)  
020 8509 4436

February 2019